

# TOWN OF NORTH HEMPSTEAD

## BOARD OF ZONING APPEALS

### NEW CASES JULY 16, 2008

APPEAL #18442 - Harry Zubli, variance 70-51.A & 70-202.2A to permit the maintenance of a dwelling with insufficient on site storm water retention & the maintenance of cellar window enclosures within the required side yard setback; E/side #3 Randor Rd., 100' N/of Allenwood Rd., Great Neck, Sec. 2, Blk. 148, Lots 303-304, R-A District.

APPEAL #18443 - Phyllis Clark, variance 70-100.2.A to permit erection of fence extending beyond the building line; N/side #15 South Dr., 100' E/of West Dr., Manhasset, Sec. 3, Blk. 87, Lots 135 & 138, R-B District.

APPEAL #18444 - Lisa & Raymond Gasazza, variance 70-100.2.A(4) to permit erection of fence exceeding the height; N/side #100 Garden Dr., 596.48' W/of Deepdale Pkwy., Albertson, Sec. 7, Blk. 93, Lots 78, 86 & 96 R-B District.

APPEAL #18445 - Karin Legar/Dina Cozzolino variance 70-100.2A(4) to permit erection of fence exceeding height & extending beyond the building line; N/E/cor. #336 I.U. Willets Rd. & Roslyn Rd. & Pasture La., Roslyn Heights; Sec. 7, Blk. 162, Lot 13, District. R-AA.

APPEAL #18446 - Liza Nathan variances 70-100.2.A & 70-100.2.A(4) to permit erection of fence exceeding height & extending beyond the building line; N/E/cor. #31 Corn Crib La. & Locust La., Roslyn Heights; Sec 7, Blk. 193, Lot 12, R-AA.

APPEAL #18447 - Anthony & Eileen Giura, variance 70-100.2.A(4) to permit erection of a fence exceeding height; N/side #33 Maple Dr., 104.40' W/of arc at Pinewood La., New Hyde Park; Sec. 8, Blk. 211-10, Lot 136, R-C District.

APPEAL #18448 - Brian Ledwith, variances 70-29.B, 70-101 & 70-208.F to permit maintenance of an alteration & addition to a non-conforming single family dwelling exceeding the gross floor area & maintenance of an A/C units into the required side yard setback; W/side #105 Greenway West 53' N/of South Dr., New Hyde Park, Sec. 8, Blk. 291, Lot 10, R-A District.

APPEAL #18449 - Dawn Castronova, conditional use 70-25 & variances 70-231 & 70-28 to permit the alteration & addition to a single family dwelling for use as a mother/daughter residence, exceeding the maximum square footage, kitchen exceeding the maximum spare footage & having a non-permitted separate entrance & exceeding the lot overage; N/side #11 Capris Dr., 230.37' W/of Reed La., Roslyn, Sec. 9, Blk. 640, Lot 19, R-A District.

APPEAL #18450 - Alisa L. LoGrasso, variance 70-100.2(A)4 to permit the installation of a fence

exceeding height; E/side #323 Rushmore Ave., 552.60' S/of Asbury Ave., Carle Place, Sec. 10, Blk. 271, Lot 10, R-B District.

APPEAL #18451 - Michael Berman/Niko's Stakhouse Corp, conditional use to permit alteration to an existing approved restaurant requires approval by the Board of Zoning Appeals; N/E/cor. #432 Hillside Ave. & Herricks Rd., Williston Park; Sec. 9, Blk. 625, Lot 20, B-A District.

#### NEW CASES JULY 16, 2008

APPEAL #18452 - Joseph Valentine, variances 70-194 & 70-192.A to permit the continued maintenance of an existing steel fence exceeding height & maintenance of entrance gates with insufficient setback; W/side #51 Kindle St., 375' S/of Main St., Westbury; Sec. 11, Blk. 75, Lot 69, I-B District.

APPEAL #18453 - Wheatly Plaza Associates, variance 70-196.J.(1)(i) to permit erection of wall signs not uniform in appearance, construction & dimensions: S/E/cor #410 Northern Blvd. & Glen Cove Rd., Greenvale, Sec. 19, Blk. A, Lots 591 & 594, District B-A & B-B.

APPEAL #18454 - Commerce Bank, N.A/1402 Sheepshead Realty Corp., variance 70-103.M, 70-203.G, 70-203.T(2b)(2a.2) (2h), & 70-219.D(7e) to permit the erection of bank building with a drive-through, with pkg. in a front yard, insufficient landscape buffer, insufficient drive-through vehicular standing spaces, drive-through windows abutting a residence district & insufficient on-side storm water retention; S/E/cor #505 Port Washington Blvd. & Revere Rd., Port Washington, Sec. 6, Blk. 60, Lot: 20, B -A District.

APPEAL #18455 - Country Glenn, LLC/Guitar Center, variance 70-196.J.1(a,b,f) to permit the erection of wall signs exceeding the permitted number, vertical height & height above grade; N/W/cor. #101 Old Country Rd. & Glen Cove Rd., Carle Place, Sec. 9, Blk. 670, Lot 50, I-B District.

APPEAL #18456 - FM Fine Foods, Inc./D/B/A Sage Fine Foods/Triple Four, Inc. /Jojule Realty, Inc. condition uses 70-126.F & 70-225.B(7)(a) to permit the change in a previously permitted conditional use (food service establishment) requires approval of the Board of Zoning Appeals; E/side #444 Plandome Rd., 50.16' N/of Orchard St., Manhasset, Sec. 3, Blk. 71, Lot 102, B-A District.

#### ADJOURNED CASE:

APPEAL #18247.A - 886 Flushing Avenue Corp./T. & S. Fayyaz, variance 70-47.1.D to permit the subdivision of property and the erection of a single family dwelling with insufficient lot width; S/E/cor. Van Nostrand & Maple St., Roslyn Heights; Sec. 7, Blk.. 49, Lots 110-112 & 835, R-C District.